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Filing Date - 2023-07-30 07:36:08 PM

Control Number - 55067

Item Number - 1397

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3505 Meridian Drive
Northlake, TX 76226
July 30, 2023

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Public Utility Commission of Texas
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Docket No. 55067 - Testimony- Ramhorn Hill Switch Oncor Project

To PUC Commissioners Kathleen Jackson, Will McAdams, Lori Cobos, Jimmy Glotfelty, and others whom it may concern,

This letter is in reference to PUCT Docket No. 55067 and is a formal Request for Intervention to the Ramhorn Hill Switch - Dunham Switch project currently in path discussion.

I am writing on behalf of my household at 3505 Meridian Drive, Northlake, Texas and seek to highlight the numerous potential negative impacts this specific project will have to my family, property, neighborhood, and quality of life. Please heavily consider the following reasons when determining which route to build, and exclude routes 142, 143, 146, and any and all using link E5, E8, E3, E2, E1, C9, C8, C4, and C7 as indicated in the Detailed Route Description Map.

Property Values: There's a common concern that proximity to high-voltage transmission lines can reduce property values, especially in residential areas, due to the health concerns and aesthetic considerations. In a survey of appraisers, Delaney and Timmons, the negative impact to home property values from high voltage lines was on average ten percent (10%) (Delaney, C.J., Timmons). Using that same average, ten percent, **the negative impact on my property's value would see an overwhelming \$70,000 to \$85,000 loss due to this project utilizing routes 142, 143, 146, and any and all using link E5, E8, E3, E2, E1, C9, C8, C4, and C7 as indicated in the Detailed Route Description Map.**

Included is a photo of my home and the greenbelt that will be negatively impacted.

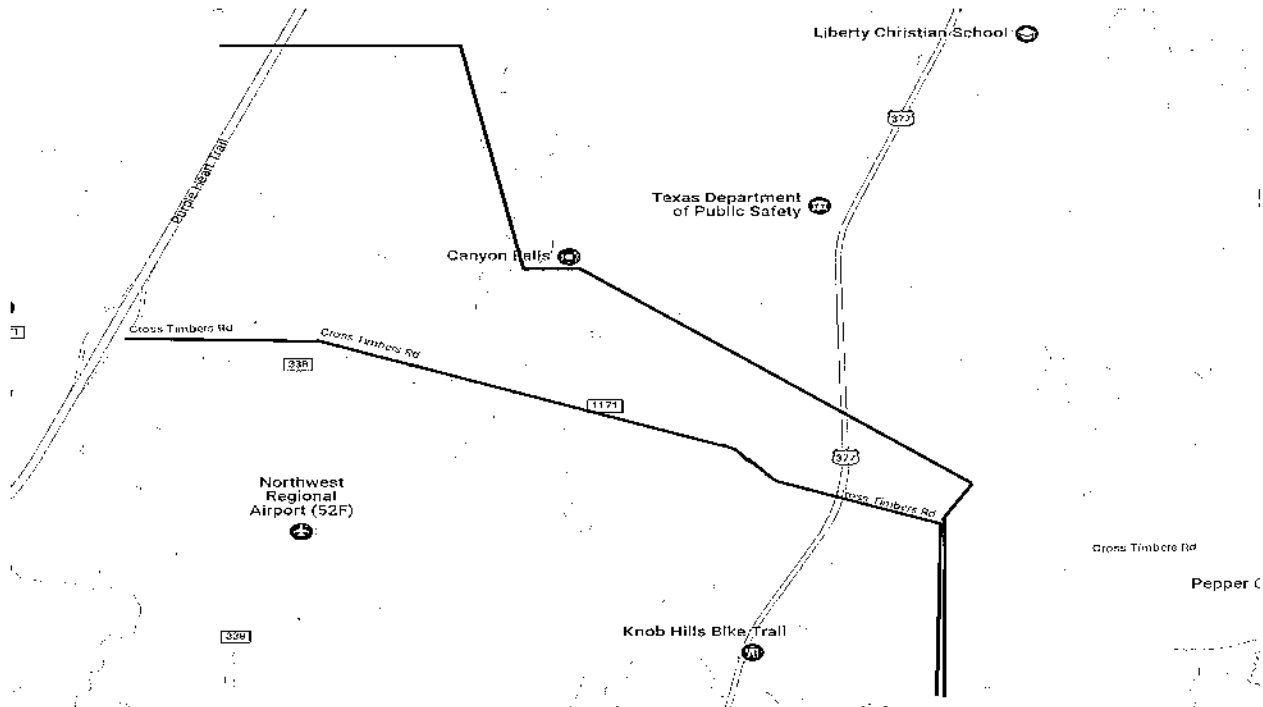


Environmental Impact: The construction and maintenance of transmission lines using routes 142, 143, 146, and any and all using link E5, E8, E3, E2, E1, C9, C8, C4, and C7 will have significant environmental impact to the established green belt located behind my property, numerous walking trails, amenities, and local preschool. This includes disruption to natural habitats, potential harm to wildlife, and, in the case of these overhead lines, visual pollution. This neighborhood was built for families to enjoy a love of nature and the bonding that being outside can encourage. **The greenbelt was specifically established using more than \$2,000,000 dollars to be a center piece for the neighborhood consisting of streams, multiple walking trails, bridges, and vast amounts of foliage.** My family and I have personally enjoyed the benefits of walking the trails as well as seeing deer, coyotes, rabbits, hawks, owls, bobcats, and other forest animals that these lines will disrupt. The entire community will be negatively impacted by these routes, if selected.

Included are photos of the greenbelt, amenities, and preschool that will be impacted with the selection of **E5, E8, E3, E2, E1, C9, C8, C4, and C7 as indicated in the Detailed Route Description Map.**



Cost: The construction of this transmission line will be expensive and might be seen as an unnecessary expenditure depending on the route selected and amount of length needed, particularly if there are alternative solutions that has an impact on less of the population. A possible alternative solution to routes 92 through 192, and 217 through 219 is to utilize routes 1 through 70 based on cost evaluation. It is estimated that the cost for overhead 345kv transmission lines can cost \$1,500,000 to \$2,500,000 dollars for every mile built (Grid North Partners). This would equal an estimate of \$284.09 to \$473.48 for every foot of 345KV line built by Oncor. **Reviewing the routes mentioned, map included with valuation, the potential savings for Oncor by selecting routes 1 through 70 is an estimated \$2,759,991.16 to \$4,499,952.89 overall for this part of the project.**



Red line consists of routes 1-70 and equals 3.08 miles. Blue line consists of routes 92 through 192 estimates (specifically 142, 143, and 146), and 217-219 estimates equaling 4.92 miles. A difference of 1.84 miles or 9,715.20 feet. The 9,715.20 feet is then multiplied by \$284.09 and \$473.48 given the cost of transmission estimate and equals **an estimated \$2,759,991.16 to \$4,499,952.89 in savings.**

Quality of Life, Lack of Prudent Avoidance, and Health Concerns: One of our major considerations to make our property our home was the greenbelt proximity and the overall community that strives to maintain a nature first approach. The utilization of routes 142, 143, 146, and any and all using link E5, E8, E3, E2, E1, C9, C8, C4, and C7 as indicated in the Detailed Route Description Map will have an immense negative impact on our quality of life. Additionally, there are valid concerns about living close to high-voltage transmission lines due to the electromagnetic fields (EMF) they produce and the possible long-term influence it may have involving cancers and tumors. When considering the PUCTs definition of Prudence Avoidance, the limiting of exposures to electric and magnetic fields that can be avoided with reasonable investments of money and effort, it is clear that ONCOR has not considered the EMF impact as they seek to possibly bring these transmission lines INTO an established neighborhood close to families and their homes. As a parent of a two-year-old, the potential negative impact of EMFs does weigh heavily on our minds, as it would for any parent.

Please consider NOT choosing a route that includes link routes 142, 143, 146, and any and all using link E5, E8, E3, E2, E1, C9, C8, C4, and C7 as indicated in the Detailed Route Description Map

Thank you,

Seth and Amanda DeLeon

Delaney, C.J. and D. Timmons. High voltage Power Lines: Do They Affect Residential Property Value? *Journal of Real Estate Research*, 7:3, 315–29.

“Underground Transmission Lines - Grid North Partners.” Grid North Partners, gridnorthpartners.com/wp-content/uploads/2021/02/Underground-Transmission-Lines.pdf.